



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

July 1, 2010

Gloria and Robert Peterson
c/o Lauri Sherwood, Esq.
Walsworth, Franklin, Beavins & McCall
601 Montgomery Street, 9th Floor
San Francisco, CA 94101

David Thompson
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San Ramon, CA 94583

Ann Marie Holland and
Estate of Jack Holland, Sr.
c/o Edward Martins, Esq.
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Hayward, CA 94541

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c/o Hal Relland, Esq.
P.O. Box 5490
Pleasanton, CA 94566

Gary and Karen Pearce
c/o Kim O'Dincel
Long and Levit, LLP
465 California Street, 5th Floor
San Francisco, CA 94104

Subject: Soil Vapor Sampling, Corrective Action Plan & Public Participation for Fuel Leak Case No. RO0000084 and GeoTracker Global ID T00600102089, Holland Oil/Pearce Property, 900 Central Avenue, Alameda, California

Dear Responsible Parties:

Thank you for the recently submitted document entitled, "Corrective Action Plan Addendum with Fact Sheet & Work Plan for Soil Vapor Sampling," dated March 8, 2010, which was prepared by RRM for the subject site. Alameda County Environmental Health (ACEH) staff has reviewed the case file including the above-mentioned CAP/CAP Addendum for the above-referenced site. RRM has recommended a remedial excavation as the most cost-effective remedial alternative to reach cleanup goals in a reasonable time.

Soil vapor sampling and the remediation alternative presented in the above mentioned CAP/CAP Addendum may be implemented provided that the comments identified below are addressed. Also, public participation is a requirement of for the CAP process. Therefore, ACEH will notify potentially affected stakeholders who live or own property in the surrounding area of the proposed remediation described in the CAP/CAP Addendum through the mailing of the fact sheet (enclosed). Public comments on the proposed remediation will be accepted for a period of thirty days beginning Thursday, July 1, 2010 through Friday, July 30, 2010. Following the public comment period, the comments received including ACEH's comments below, must be addressed and incorporated into a Final CAP, due by the date specified below.

TECHNICAL COMMENTS

1. **Remedial Excavation & Post Remediation Confirmation Sampling** – Approximately 500 cubic yards of soil is proposed to be excavated and removed for off-site disposal. In addition, evacuation of accumulated groundwater from the excavation pit is proposed for off-site disposal. However, confirmation soil and groundwater sampling does not appear to have been discussed in the document. Please include a discussion regarding the number of soil samples proposed for collection, including depth and location of the samples (i.e. sidewall samples, bottom samples, etc.) as well as collection methodology, in the Final CAP. Also include a discussion of number of groundwater samples proposed for collection (i.e. pre-groundwater evacuation and recharge samples). Please note that ACEH is aware that shoring will be installed. However, confirmation sampling is necessary to evaluate remediation success.
2. **Backfill Material** – RRM states that “[t]he bottom approximately 4 feet of the excavation would be backfilled with crushed rock, followed by clean imported fill to grade.” The type of fill material proposed has not been identified. Please identify type of fill material proposed. Please note that ACEH recommends that the excavation is backfilled and compacted with backfill material similar to native soil.

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule and complete the fieldwork activities by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **July 30, 2010** – End of 30-day Public Participation Period
- **August 30, 2010** – Submit Final CAP
- **Due within 30 Days of Sampling** – Quarterly Monitoring Report (3rd Quarter 2010)

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 777-2478 or send me an electronic mail message at paresh.khatri@acgov.org.

Sincerely,

Paresh C. Khatri
Hazardous Materials Specialist

Enclosure: Public Participation Fact Sheet
Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Matthew Paulus, RRM, 2560 Soquel Ave., Suite 202, Santa Cruz, CA 95062
Brian Kelleher, Kelleher & Associates, 5655 Silver Creek Valley Road, PMB 281, San Jose, CA 95138
Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)
Paresh Khatri, ACEH (*Sent via E-mail to: paresh.khatri@acgov.org*)
GeoTracker
File



**FACT SHEET ON ENVIRONMENTAL ASSESSMENT
HOLLAND OIL / PEARCE PROPERTY**

900 Central Avenue, Alameda, CA 94501

Fuel Leak Case No. RO0000084 and

GeoTracker Global ID T0600102089

ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
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Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and groundwater cleanup at Holland Oil / Pierce Property (a former retail gasoline service station and repair shop) located at 900 Central Avenue in Alameda, California. The Responsible Parties for the case (Gloria and Robert Peterson, David Thompson, Barbara Holland, Anne Marie Holland and the Estate of Jack Holland, Sr., and Gary and Karen Pearce) and their environmental consultant RRM are proposing soil excavation and groundwater pumping as remediation technologies to cleanup the site.

Site Background

The Site is located on Central Avenue in a predominantly residential neighborhood in Alameda and is currently developed with a two story multi-family residential structure on site. Previous site use for automotive repair and gasoline service station from approximately 1931 to 1975, which utilized three 500-gallon underground storage tanks, has resulted in the presence of chemicals (petroleum hydrocarbons) in soil and groundwater beneath the Site.

Soil Excavation and Disposal

Soil excavation is proposed to remediate the soil contamination over an area 30 feet long by 25 feet wide by 18 feet deep at the site, using conventional earth moving equipment. Contaminated soils will be quickly removed using a large excavator. Shoring will be installed along three of the walls of the excavation to prevent collapse. Contaminated groundwater encountered in the excavation will be pumped and disposed of off-site. Clean backfill material would be imported as necessary to restore the desired final site grade.

This method is effective because it would remove contaminated soil, which would be confirmed by soil, groundwater, and soil vapor sampling and analysis.

For Additional information, please contact:

| | |
|-------------------------------------|-----------------------------|
| Paresh Khatri | Matt Paulus |
| Alameda County Environmental Health | RRM |
| 1131 Harbor Bay Parkway, Ste 250 | 2560 Soquel Avenue, Ste 202 |
| Alameda, CA 94502 | Santa Cruz, CA 95062 |
| Phone: 510-777-2478 | Phone: 831-475-8141 |
| E-mail: Paresh.Khatri@acgov.org | E-mail: mpaulus@rrmsc.com |

The work area will be fully secured by RRM at all times. The work will require lane closure and associated traffic control for two or three days, but is not expected to result in the need for closing the street or diverting traffic. There will be periods of localized gasoline odors and noise during normal working hours. The final step will be to restore the lawn and replace the sidewalk and catch basin.

Next Step

The Responsible Parties are working with Alameda County Environmental Health (ACEH) to implement a soil and groundwater cleanup at the site. The proposed alternative is described in a report prepared by RRM on the Responsible Parties behalf: "Corrective Action Plan (Revised)," dated September 16, 2009 and the "Corrective Action Plan Addendum with Fact Sheet and Work Plan for Soil Vapor Sampling," dated March 8, 2010. The public is invited to review and comment on the cleanup action proposed in the Reports. The reports are available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The report and case file are also available for review at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the corrective action to Paresh Khatri or Matt Paulus at their respective address below. All written comments received by **July 30, 2010** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.



300-Foot Radius Address List900 Central Avenue
Alameda, CA

| Address | City, State, Zip | Assessor Parcel # |
|--------------------|-------------------------|--------------------------|
| 818 Taylor Avenue | Alameda, CA 94501 | 73-404-27 |
| 820 Taylor Avenue | Alameda, CA 94501 | 73-404-28-1 |
| 822 Taylor Avenue | Alameda, CA 94501 | 73-404-28-2 |
| 824 Taylor Avenue | Alameda, CA 94501 | 73-404-29 |
| 828 Taylor Avenue | Alameda, CA 94501 | 73-404-30 |
| 830 Taylor Avenue | Alameda, CA 94501 | 73-404-31 |
| 832 Taylor Avenue | Alameda, CA 94501 | 73-404-32 |
| 834 Taylor Avenue | Alameda, CA 94501 | 73-404-33 |
| 836 Taylor Avenue | Alameda, CA 94501 | 73-404-34 |
| 842 Taylor Avenue | Alameda, CA 94501 | 73-404-1 |
| 910 Taylor Avenue | Alameda, CA 94501 | 73-392-62 |
| 914 Taylor Avenue | Alameda, CA 94501 | 73-392-63 |
| 916 Taylor Avenue | Alameda, CA 94501 | 73-392-64-2 |
| 920 Taylor Avenue | Alameda, CA 94501 | 73-392-64-3 |
| 924 Taylor Avenue | Alameda, CA 94501 | 73-392-66 |
| 926 Taylor Avenue | Alameda, CA 94501 | 73-392-67 |
| 928A Taylor Avenue | Alameda, CA 94501 | 73-392-68 |
| 934 Taylor Avenue | Alameda, CA 94501 | 73-392-69 |
| 936 Taylor Avenue | Alameda, CA 94501 | 73-392-70 |
| 938 Taylor Avenue | Alameda, CA 94501 | 73-392-71 |
| 1428 9th Street | Alameda, CA 94501 | 73-392-61 |
| 1422 9th Street | Alameda, CA 94501 | 73-392-60 |
| 1420 9th Street | Alameda, CA 94501 | 73-392-59 |
| 1418 9th Street | Alameda, CA 94501 | 73-392-58-2 |
| 1417 9th Street | Alameda, CA 94501 | 73-404-2-1 |
| 1416 9th Street | Alameda, CA 94501 | 73-392-58-1 |
| 1413 9th Street | Alameda, CA 94501 | 73-404-4 |
| 1411 9th Street | Alameda, CA 94501 | 73-404-5 |
| 1410 9th Street | Alameda, CA 94501 | 73-392-57-1 |
| 1409 9th Street | Alameda, CA 94501 | 73-404-6 |
| 1407 9th Street | Alameda, CA 94501 | 73-404-7 |
| 1406 9th Street | Alameda, CA 94501 | 73-392-54 |
| 1320 9th Street | Alameda, CA 94501 | 73-398-48 |
| 1317 9th Street | Alameda, CA 94501 | 73-402-7 |
| 1316 9th Street | Alameda, CA 94501 | 73-398-47 |
| 1315 9th Street | Alameda, CA 94501 | 73-402-8 |
| 1313 9th Street | Alameda, CA 94501 | 73-402-9 |
| 1312 9th Street | Alameda, CA 94501 | 73-398-46 |
| 1308 9th Street | Alameda, CA 94501 | 73-398-45 |
| 1306 9th Street | Alameda, CA 94501 | 73-398-44 |
| 1305 9th Street | Alameda, CA 94501 | 73-402-10 |
| 1304 9th Street | Alameda, CA 94501 | 73-398-43 |
| 1303 9th Street | Alameda, CA 94501 | 73-402-11 |
| 1301 9th Street | Alameda, CA 94501 | 73-402-12 |
| 819 Central Avenue | Alameda, CA 94501 | 73-404-13 |
| 823 Central Avenue | Alameda, CA 94501 | 73-404-12 |
| 831 Central Avenue | Alameda, CA 94501 | 73-404-11 |
| 833 Central Avenue | Alameda, CA 94501 | 73-404-10 |
| 834 Central Avenue | Alameda, CA 94501 | 73-402-2 |
| 835 Central Avenue | Alameda, CA 94501 | 73-404-9 |
| 836 Central Avenue | Alameda, CA 94501 | 73-402-3 |

300-Foot Radius Address List900 Central Avenue
Alameda, CA

| Address | City, State, Zip | Assessor Parcel # |
|-----------------------------|-------------------------|--------------------------|
| 838 Central Avenue | Alameda, CA 94501 | 73-402-4 |
| 842 Central Avenue | Alameda, CA 94501 | 73-402-5-1 |
| 845 Central Avenue | Alameda, CA 94501 | 73-404-8 |
| 900 Central Avenue | Alameda, CA 94501 | 73-398-49/50/51 |
| 901 Central Avenue | Alameda, CA 94501 | 73-392-53 |
| 906 Central Avenue | Alameda, CA 94501 | 73-398-2 |
| 910 Central Avenue | Alameda, CA 94501 | 73-398-3 |
| 913 Central Avenue | Alameda, CA 94501 | 73-392-51 |
| 914 Central Avenue | Alameda, CA 94501 | 73-398-4 |
| 915 Central Avenue | Alameda, CA 94501 | 73-392-50 |
| 917 Central Avenue | Alameda, CA 94501 | 73-392-49 |
| 918 Central Avenue | Alameda, CA 94501 | 73-398-5 |
| 919 Central Avenue | Alameda, CA 94501 | 73-392-48 |
| 921A/B Central Avenue | Alameda, CA 94501 | 73-392-47 |
| 922 Central Avenue | Alameda, CA 94501 | 73-398-7 |
| 923 Central Avenue | Alameda, CA 94501 | 73-392-46 |
| 925 Central Avenue | Alameda, CA 94501 | 73-392-45 |
| 929 Central Avenue | Alameda, CA 94501 | 73-392-44 |
| 931& 931 1/2 Central Avenue | Alameda, CA 94501 | 73-392-43 |
| 935 Central Avenue | Alameda, CA 94501 | 73-392-42 |
| 939 Central Avenue | Alameda, CA 94501 | 73-392-41 |
| 827 Centennial Avenue | Alameda, CA 94501 | 73-402-14-2 |
| 830 Centennial Avenue | Alameda, CA 94501 | 73-401-2 |
| 832 Centennial Avenue | Alameda, CA 94501 | 73-401-3 |
| 835 Centennial Avenue | Alameda, CA 94501 | 73-402-14-3 |
| 905 Centennial Avenue | Alameda, CA 94501 | 73-398-42 |
| 909 Centennial Avenue | Alameda, CA 94501 | 73-398-41 |
| 915 Centennial Avenue | Alameda, CA 94501 | 73-398-40 |
| 917 Centennial Avenue | Alameda, CA 94501 | 73-398-39 |
| 921 Centennial Avenue | Alameda, CA 94501 | 73-398-39 |
| 1355 Weber Street | Alameda, CA 94501 | 73-398-8 |
| 1351 Weber Street | Alameda, CA 94501 | 73-398-9 |
| 1349 Weber Street | Alameda, CA 94501 | 73-398-10 |
| 1345 Weber Street | Alameda, CA 94501 | 73-398-12 |
| 1341 Weber Street | Alameda, CA 94501 | 73-398-13 |
| 1333 Weber Street | Alameda, CA 94501 | 73-398-14 |
| 1331 Weber Street | Alameda, CA 94501 | 73-398-15 |
| 1321 Weber Street | Alameda, CA 94501 | 73-398-18 |
| 1378 Burbank Street | Alameda, CA 94501 | 73-402-1 |
| 1374 Burbank Street | Alameda, CA 94501 | 73-402-21 |
| 1372 Burbank Street | Alameda, CA 94501 | 73-402-20 |
| 1368 Burbank Street | Alameda, CA 94501 | 73-402-19 |
| 1364 Burbank Street | Alameda, CA 94501 | 73-402-18 |
| 1360 Burbank Street | Alameda, CA 94501 | 73-402-17 |
| 1356 Burbank Street | Alameda, CA 94501 | 73-402-16 |
| 1352 Burbank Street | Alameda, CA 94501 | 73-402-15 |
| 1348 Burbank Street | Alameda, CA 94501 | 73-401-1 |
| 1344 Burbank Street | Alameda, CA 94501 | 73-401-18 |

Responsible Party(ies) Legal Requirements/Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

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|---|--|
| Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) | ISSUE DATE: July 5, 2005 |
| | REVISION DATE: March 27, 2009 |
| | PREVIOUS REVISIONS: December 16, 2005, October 31, 2005 |
| SECTION: Miscellaneous Administrative Topics & Procedures | SUBJECT: Electronic Report Upload (ftp) Instructions |

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
Or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of My Le Huynh.
 - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for**.
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO# use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.